



CITY OF OAKLAND
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City of Oakland Sues Negligent Property Owners

Broken Heaters, Rodent and Cockroach Infestations Go Unaddressed Despite Previous Agreement to Remedy Problems

(Oakland, CA) Today, Oakland City Attorney John Russo, City Council President Ignacio De La Fuente and members of ACORN joined together announcing the filing of a lawsuit by the Neighborhood Law Corps against Liem H. Le and Lan H. Do, the owners of two properties at 2555 and 2567 Foothill Blvd in Oakland (City of Oakland v. Liem H. Le/Lan H. Do— RG 07305619).

"Property owners have a legal and a moral responsibility to provide humane living conditions to tenants," said Oakland City Attorney John Russo. "If landlords are unwilling to abide by common decency to provide habitable units then we will try to persuade them to do right; if we can't persuade them, we'll take them to court."

The property owners have received multiple tenant complaints regarding broken windows, infestations of rats and cockroaches, as well as broken heating units. "We're paying renters; we're not living here for free," said Guadalupe Gomez, a tenant and ACORN Building Leader. "We have the right to decent living conditions. By partnering with the City we can achieve what we've been fighting for throughout the past year."

Council President Ignacio De la Fuente added, "I am hopeful that legal action will provide the tenants with the relief that they deserve." The city has responded to tenant complaints to get the properties fixed by negotiating a compliance plan with the owners. However, after months of inaction, litigation is the only means left to remedy the situation.

The lawsuit has four causes of action: violating Oakland Municipal Codes and California Health and Safety codes; maintenance of a public nuisance; and violating Oakland's rent control ordinance.

The Neighborhood Law Corps in the City Attorney's Office settled a similar lawsuit in 2005 against a negligent landlord resulting in the complete rehabilitation of eighteen properties where families with children were plagued with deteriorating floors and ceilings, and infestations of mold, rats and cockroaches. The landlord paid the city \$140,000 in fines.

The lawsuit is attached as a pdf.

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